

**AMENDED AND RESTATED  
REDEVELOPMENT PLAN  
FOR THE  
CHICO MUNICIPAL AIRPORT  
REDEVELOPMENT PROJECT**

**Prepared by the  
CHICO REDEVELOPMENT AGENCY**



**Approved and Adopted by  
Chico City Council  
Ordinance No. 2292, Adopted  
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## I. INTRODUCTION

### A. The Redevelopment Process

The Redevelopment Process is intended to help promote sound development and redevelopment of blighted areas. Blighted areas include not only areas which are deteriorated or unsafe, but also areas which lack adequate public improvements, including improvements which require modernization, or areas where the design or layout is faulty. Whenever existing improper conditions cannot be eliminated through private enterprise alone, the redevelopment process provides a means by which the area may be improved. The redevelopment process offers the City, private owners and tenants an opportunity to fulfill long-range goals while helping to achieve major community benefits.

This Redevelopment Plan for the proposed Chico Municipal Airport Redevelopment Project Area is one of the last steps in creating a redevelopment project. The Airport was designated a potential project area by the City Council on July 8, 1980. At that time, the Council adopted Resolution No. 13 80-81 directing the Planning Commission to explore the Airport property for designation as a possible redevelopment area. In the spring of 1981 the Chico Municipal Airport Commission began to explore the advantages and disadvantages of forming a redevelopment project area. On August 4, 1981, letters were mailed to all tenants, owners and affected taxing agencies in the Chico Municipal Airport Survey Area explaining the concept of redevelopment and offering to answer questions or receive comments concerning the project area. At that time, several owners and tenants voiced support; no one opposed the concept. At its September 29, 1981 meeting, the Airport Commission passed Minute Order 13-81 recommending that the City Council proceed with the formation of a redevelopment project area at the Chico Municipal Airport. With this recommendation, the City Council approved Resolution No. 45 81-82 on October 22, 1981, directing the Airport Commission, acting as the Planning Commission for the Airport Area, to prepare a preliminary plan and select a project area from the Chico Municipal Airport Redevelopment Survey Area.

Subsequently, a preliminary plan was prepared and project area adopted by the Chico Airport Commission, Resolution No. 3-82, adopted May 17, 1982. The preliminary plan was then sent to the Redevelopment Agency which received the plan and transmitted it to all affected tax agencies, Resolution No. RDA 1-82, adopted June 1, 1982.

No new or additional taxes or user fees are levied as a result of the establishment of a redevelopment project area; rather, a portion of the property tax (known as tax increment) which results from increased property values, new buildings or improvements may be used by the Redevelopment Agency directly for Airport Project Area improvements. At least 20 percent of the tax increment funds used must go to providing low and moderate income housing within the City, unless certain specific findings are made by the City Council.

For those interested, the entire process is set forth in the California Community Redevelopment Law (California Health and Safety Code Section 33000 *et.seq.*).

In 2004, this Plan was amended to fiscally merge this Project Area, the project area of the Amended Redevelopment Plan for the Southeast Chico Redevelopment Project and the project area of the Redevelopment Plan for the Central Chico Redevelopment Project with the project area for the Greater Chico Urban Area Redevelopment Project. The 2004 amendment additionally consolidated the limits on receipt of taxes pursuant to the four redevelopment plans, thereby establishing a single limit for all four plans, and consolidated the limits on the permissible amount of bonded indebtedness that may be outstanding as set forth in the four plans, to establish a single limit on bonded indebtedness for the four plans. The 2004 amendment further established overarching redevelopment goals that are reflective and inclusive of the goals identified in each of the four Redevelopment Plans. These overarching redevelopment goals are attached hereto as Exhibit G, and are incorporated herein by reference. The City additionally amended this Plan in 2004 by two separate ordinances to make changes as permitted by law. By Ordinance No. 2278, adopted December 16, 2003, the City extended the time on the effectiveness of this Plan by one year, pursuant to Section 33681.9 of the Health and Safety Code, which was added by Senate Bill 1045. By Ordinance No. 2292, adopted June 14, 2004, the City eliminated the time limit on incurring indebtedness in the Project Area, as allowed by Section 33333.6(e)(2) of the Health and Safety Code, which was added by Senate Bill 211. These amendments are incorporated into this Amended and Restated Redevelopment Plan.

**B. The Chico Municipal Airport - A Brief History**

During the late 1930's the City of Chico acquired approximately 160 acres of land five miles north of what was then the City limits and constructed an airport hangar and runway. Until 1941, this original facility was leased to a fixed-base operator. During 1941 the City acquired an additional 1,000 acres for the purpose of leasing the Airport to the United States Government. During World War II, the Airport was leased to the U.S. Government on a "Dollar a Year Lease" for the purpose of constructing and operating an Army Air Force Basic Training Air Field.

After the war, the City negotiated an agreement by which the airport property was returned to the City, together with the bulk of improvements which had been constructed by the Army. The basic facilities returned to the City included:

1. Airport facilities, including a 6,700 foot runway.
2. A street system.
3. A water system (subsequently sold to the California Water Service Company).
4. An electrical distribution system (subsequently sold to Pacific Gas & Electric Company).

5. A sanitary sewerage system.
6. Several steel frame aircraft hangars.
7. A number of "temporary" wood frame military buildings.
8. A railroad line running from Lindo Channel to the Airport (subsequently leased to the Sacramento Northern Railway Company).
9. Various items of mobile equipment, including fire apparatus and construction maintenance equipment.

The City and Airport Commission recognized that there was a need to invest substantial funds to convert a military base to a modern air facility and industrial park. The City commenced work immediately upon acquisition using Federal, State and local funds. The Federal and State funds are grants for specific projects which have been received since the City has owned the facilities. The local funds have included private investment and the use of general obligation bonds.

In the case of the air facilities, improvements have included runway reconstruction, clear zone acquisition, navigational aides, new hangars and the construction of a new terminal building. These improvements are a part of an on-going program to ensure that the airport meets modern aviation needs. At the same time, work has been underway to develop an equally modern industrial facility in much the same manner as redevelopment will now allow. A comprehensive inventory of the structures was undertaken to evaluate their long term usefulness in an industrial park setting. The result was the removal of some structures and renovation of others. In addition, some buildings were retained for short term usage with long-range plans calling for their eventual removal. Related upgrading was done to the full range of public facilities such as streets, utilities, sewers and street lighting. Several of the renovated structures have since been sold for commercial and industrial purposes.

Although a great deal has been accomplished, still much work needs to be done if the Airport is to meet current aviation needs and be fully developed as an industrial park.

The Airport is administered through an Airport Commission, which, since its inception in its present form in 1947, has taken a long-range view of the airport area's needs.

A number of planning studies have been undertaken to ensure long-range goals and objectives are established and programs are designed to achieve these goals.

The basic policy involving the City's operation of the Airport was set forth by the Airport Commission at its inception and has remained constant ever since. These policies are as follows:

1. To operate an airport facility which will provide both general aviation and commercial aviation service to the community.

2. To operate an industrial area as a corollary to the airport operations to provide:
  - a. Non-tax, lease revenue to both support the air facility's operation and to minimize the need for property tax support; and
  - b. To provide a community industrial base to stimulate the local economy through the attraction of industrial ventures, the provision of jobs and the provision of relatively low cost industrial buildings designed to attract new and developing industrial enterprises to the community.

In reading the redevelopment plan, it is important to keep these concepts in mind, particularly relating to the industrial park, since the goals of the Redevelopment Project Area closely parallel these objectives.

## **II. DEVELOPMENT STANDARDS**

### **A. Agency/City Cooperation**

Subject to any limitation in law, the City and the Agency shall cooperate to implement the Redevelopment Plan for the Chico Municipal Airport Redevelopment Project Area. Actions may include, but are not necessarily limited to, the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City may include the abandonment and relocation of public utilities in the public rights-of-way as necessary to carry out this Plan.
2. Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project Area.
3. Imposition, wherever necessary, of appropriate design controls within the limits of this Plan upon parcels in the Project Area that ensure their proper development and use.
4. Provision for administration and enforcement of this Plan by the City necessary to carry out the provisions of this Plan.
5. Performance of the above, and of all other functions and services relating to public health, safety, welfare and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.

6. Referral to the Agency staff for review and comment on zone changes, variances, conditional use permits and other applications pertaining to land use and development in the Project Area.
7. The Agency is authorized, but not obligated, to provide and expend funds to ensure the completion of the project as a whole in accordance with this Plan. The obligation of the Agency to perform the actions indicated in this section shall be contingent upon the continued availability of funding for this project primarily from tax increment revenues as defined in Section IV.B. hereof. However, the Agency may utilize any legally available sources of revenue in financing projects in accordance with this Plan.
8. The initiation and completion of any other proceedings as allowed by law necessary to carry out the project.

B. Cooperation with Other Public Jurisdictions

Certain public bodies are authorized by law to aid and cooperate, with or without consideration, in the planning, construction, or operation of the activities discussed in this Plan. These shall include, but are not necessarily limited to, the State of California, County of Butte, City of Chico, Chico Area Recreation and Park District, and all other public entities which maintain jurisdiction within all or a part of the Chico Municipal Airport Redevelopment Project Area. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of this Redevelopment Plan and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies.

However, the Agency will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency.

C. Land Uses for the Project Area

1. Conformance to City's General Plan

The proposed land uses set forth in the following sections conform to those uses designated in the Chico General Plan as it currently exists and as it may be amended from time to time.

The legal description attached as Exhibit A and the map attached as Exhibit B and incorporated herein illustrate the location of the Project Area boundaries and immediately adjacent streets.

The General Plan Map attached as Exhibit C and the Zoning Map attached as Exhibit D illustrate the approximate amount of open space limitations on type, size, height, number and proposed uses for buildings to be constructed in the Project Area, the approximate number of dwelling units and property devoted to public purposes including park areas, public rights-of-way and public easements for the Project Area. The Existing Land Use and Street Conditions Map attached as Exhibit E illustrates existing land use and street conditions within the Project Area. In addition, the Chico Municipal Airport Layout Plan attached as Exhibit F identifies approximate locations of other major public improvements.

## 2. Proposed Land Use

For reference and discussion purposes, the project area has been divided into three sub-areas which are shown on the General Plan Map (Exhibit C).

### Section 1 - East of Fortress Street - CMA Industrial Park

Includes all the land east of Fortress Street. Currently, all of the industrial uses are located in this area. Future land use plans include the development of the area on Airpark Boulevard between Lockheed and Convair Streets as professional office and light manufacturing area. The emphasis is on developing an attractive entrance corridor along Airpark Boulevard, the main access road to the airport terminal building. The area is zoned A-C "Airport Commercial" with new development requiring architectural review. The remainder of Section 1 is slated for industrial development aimed at the creation of jobs and enhancement of Chico's economic base.

### Section 2 - The Air Facilities

Consists primarily of aviation facilities. It is the area generally located between Fortress Street and 1200 feet west of the 3000' runway. From Fortress Street to the runway there are a variety of uses including the airport terminal building, parking facilities, fixed base operations and some leased commercial space. These facilities are planned to expand in the future to include additional commercial development adjacent to the terminal as well as additional aviation related facilities such as hangar space. The area on the west side of the short runway, which is currently undeveloped, is slated for eventual tie-downs, fixed base operations and other aviation related facilities.

### Section 3 - 1200' West of the 3000' Runway - Future Industrial Park

Consists of the western portion of the project area to 1200 feet west of the edge of the 3000' runway. Currently the area is undeveloped. It is planned for future industrial growth similar in nature to the industrial area located on the east side of Fortress, with a desirable emphasis on the development of aviation oriented uses. The plans for all three areas are detailed in the Airport Master Plan, which more fully discusses the relationship between the various uses.

## D. Proposed Layout of Principal Streets

Most of the required street system to service the project area, except the western industrial area, is in existence. However, generally these streets need major upgrading if



full development, in accordance with the General Plan and the Airport Master Plan as they currently exist and as they may be amended from time to time, is to occur. The principal streets and their existing condition are shown on the Existing Land Use and Street Conditions Map (Exhibit E).

E. Proposed Population Densities

The CMA Redevelopment Project is not a housing area, nor is it intended to be in the future, with the possible exception of caretaker units specifically approved by the Airport Commission or a motel in conformance with the specific plan. It is expected that the project will help create a substantial number of jobs for the community which should improve the quality of life for some of Chico's residents. In addition it is anticipated that at least 20 percent of any tax increment revenues generated for the project will go toward the provision of low- and moderate-income housing elsewhere in the City.

F. Building Intensities and Standards

It is proposed that all permitted uses throughout the Project Area shall either meet or exceed the minimum standards stipulated in the City of Chico's current or future amended zoning ordinances and the final Redevelopment Plan approved and adopted by the Chico City Council. The proposed land use designations for the Project Area are those generally illustrated on the Airport Layout Plan (Exhibit F) as is currently exists or may be amended from time to time through the Airport Master Plan.

Standards for the Project Area shall conform to or exceed applicable Federal, State and local codes, including standards for land subdivisions. The construction of buildings shall meet or exceed the provisions of the building codes adopted by the City of Chico and other applicable codes and regulations including the California Health and Safety Code.

G. Conformance with the Chico General Plan

The proposed redevelopment activities set forth in this Plan conform to the General Plan of the City of Chico as it currently exists or may be amended from time to time, as well as to the Airport Environs Plan and Chico Municipal Airport Master Plan which have been developed for the project area.

H. Open Space, Landscaping and Parking

The approximate amount of open space to be provided in the Project Area is the total of all areas which will be in the public rights-of-way, the public grounds, Airport Clear Zone, the open space around buildings, and all other amounts of outdoor areas not permitted through limits on land coverage by this Plan and as otherwise required by land use regulations of the City to be covered by buildings.

Within the Project Area, both public and private streets, and public and private parking shall be provided for in each development consistent with or exceeding City

codes and ordinances in effect and as amended from time to time. Any private streets or off-street parking must also comply with regulations imposed by this Plan.

I. General Development Standards and Requirements

All real property in the Project Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan except in conformance with the provisions of this Plan and, if required by the Agency, an Owner Participation Agreement or a Disposition and Development Agreement approved and executed by the Agency.

1. Development Requirements

Nondiscrimination and Nonsegregation

Restricting the rental, sale or lease of property on the basis of race, color, religion, sex, marital status, ancestry or national origin of any person by lessees and purchasers of real property acquired in redevelopment projects and owners of property improve as a part of a redevelopment project is prohibited. The Redevelopment Agency, in accordance with Section 33435 of the California Health and Safety Code shall obligate said lessees and purchasers to refrain from discriminatory practices.

In accordance with Section 33436 of the California Health and Safety Code, leases and contracts which the Agency proposes to enter into with respect to the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of any real property in the Project Area shall include the following provisions:

In deeds the following language shall appear:

"The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall the grantee or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

In leases the following language shall appear:

"The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:

That there shall be no discrimination against, or segregation of, any person or group of persons, on account of race, color, creed, religion, sex, marital status, national origin, or ancestry, in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased nor shall the lessee, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased."

In contracts entered into by the Agency relating to the sale, transfer, or leasing of land or any interest therein acquired by the Agency within any Survey Area or Redevelopment Project Area the foregoing provisions in substantially the forms set forth shall be included and such contracts shall further provide that the foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the instrument.

## 2. Minor Variations

Under exceptional circumstances, the Agency is authorized to permit minor variations from the limits, restrictions, and controls established by this Plan, except those restrictions which apply to nondiscrimination and nonsegregation. In order to permit such minor variations, the Agency must determine that:

- a. The strict application of the provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan.
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not generally apply to other properties having the same standards, restrictions and controls.
- c. Permitting a minor variation will not be materially detrimental to the public welfare or injurious to the property or improvements within or outside the Project Area.
- d. Permitting a minor variation will not be contrary to the objectives of this Plan.

No such minor variation shall be granted which permits substantial departure from the provisions of this Plan. In permitting any such minor

variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of this Plan.

J. Low and Moderate Income Housing

1. Financing Low and Moderate Income Housing

Not less than 20 percent of all taxes allocated to the Agency pursuant to Section 33670 of the California Health and Safety Code shall be used by the Agency for the purposes of increasing and improving the City's supply of housing for persons and families of low or moderate income unless certain findings are made by the Agency which are described in detail in Section IV.E. of this Redevelopment Plan.

2. Low and Moderate Income Housing Replacement

While highly unlikely and clearly not anticipated in the CMA Project Area, in carrying out the activities contemplated in this Redevelopment Plan, it may become necessary, from time to time, for the Agency to enter into various agreements, such as an agreement for acquisition of real property, an agreement for the disposition and development of property, or an Owner Participation Agreement, which would lead to the destruction or removal of dwelling units from the low and moderate income housing market.

Not less than 30 days prior to the execution of such an agreement, the Agency shall adopt by resolution a Replacement Housing Plan, which shall include the general location of the replacement housing, an explanation of the means for financing the replacement housing, a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution or that such approval has been obtained, the number of dwelling units housing persons or families of low or moderate income planned for construction or rehabilitation and a timetable for meeting the plan's relocation, rehabilitation and replacement housing objectives. A dwelling unit whose replacement is required by Section 33413 of the California Health and Safety Code, but for which no Replacement Housing Plan has been prepared, shall not be removed from the low and moderate income housing market.

For a reasonable period of time prior to adopting a Replacement Housing Plan, the Agency shall make available a draft of the proposed Plan for review and comments by the Project Area Committee, other public agencies and the general public.

K. Rehabilitation and Conservation of Structures

1. Rehabilitation of Structures

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved any building or structure in the Project Area owned by the Agency. The Agency is also authorized and directed to advise, encourage, and assist in the rehabilitation and conservation of property in the Project Area not owned by the Agency.

The Agency and the City may conduct a program to encourage owners of property within the Project to upgrade and maintain their property consistent with City codes and standards developed for the Project. Properties may be rehabilitated provided that (1) rehabilitation and conservation activities on a structure are carried out in an expeditious manner and in conformance with this Plan and applicable City building codes and (2) where applicable, rehabilitation is completed pursuant to an Owner Participation Agreement with the Agency.

2. Moving of Structures

As is necessary in carrying out this Plan and where it is economically feasible to do so, the Agency is authorized to move or cause to be moved any standard structure which meets current state and City of Chico Municipal Codes.

L. Property Disposition and Development

1. Real Property Disposition and Development

General Requirements

Subject to the requirements of the City Charter of the City of Chico, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

All real property acquired by the Agency in the Project Area shall be sold or leased for development at prices which shall not be less than fair market value for uses permitted under this Plan except when a lesser consideration is necessary to effectuate the purposes of this Plan. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by Section 33444 of the California Health and Safety Code.

All purchasers or lessees of property in the Project Area shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other

conditions which the Agency deems necessary to carry out the purposes of this Plan.

#### Disposition and Development Documents

To provide adequate safeguards ensuring that the provisions of this Plan will be carried out, and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency shall be made subject to the provisions of this Plan by lease, deeds, contracts, agreements, declarations, provisions of the zoning ordinance, conditional use permits, or other lawful means. Where determined appropriate by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County of Butte.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All deeds, leases, or contracts for the sale, lease, sublease, or other transfer of any land in a redevelopment project shall contain the provisions and nondiscrimination clauses prescribed in Sections 33435 and 33436 of the California Health and Safety Code.

#### Development by Participants

Pursuant to the provisions of this Plan and the rules adopted by the Agency, the Agency shall, as appropriate, offer real property in the Project Area for purchase and development by owner participants and tenant participants when appropriate who have expressed an interest in participating prior to the time that real property is made available for purchase and development by persons who are not owners or tenants in the Project Area.

#### Development by Agency

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any buildings, facilities, structures, or other improvements either within or outside the Project Area for itself or for any public body or entity if a determination is made that such improvements would be of benefit to the Project Area and that no other reasonable means of financing such construction is available to the community.

During the period of development in the Project Area, the Agency shall ensure that the provisions of this Plan and other documents formulated pursuant to this Plan are being observed, and that development in the Project Area is proceeding in accordance with development documents and time schedules.

The Agency shall require that development plans be submitted to it for approval and review. All development must conform to this Plan and

all applicable federal, state, and local laws as amended from time to time, and must receive the approval of appropriate public agencies.

2. Personal Property Disposition

For purposes of this Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property that has been acquired by the Agency.

M. Enforcement and Duration of Plan

Upon adoption, the administrative enforcement of this Plan or other documents implementing this Plan shall be performed by the Agency, unless specifically delegated to City personnel by the Executive Director of the Agency.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include but are not limited to specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for 41 years from the date of the original adoption of this Plan by the City Council.

N. Procedure for Amending Plan

This Plan may be amended by means of the procedure established in Section 33450-33458 of the Redevelopment Law or by any other procedure hereafter established by Law.

**III. PROJECT IMPLEMENTATION**

A. Participation by Owners and Tenants

1. Rules for Participation Opportunities and Re-Entry Preferences

Participation opportunities shall necessarily be subject to, and limited by, such factors as the land uses designated for the Project Area; the provision of public facilities; realignment of streets; the ability of owners to finance acquisition and development of structures in accordance with this Plan; and any change in the total number of individual parcels in the Project Area.

In order to provide an opportunity to owners and tenants to participate in the growth and development of the Project Area, the Agency has promulgated rules for owner and tenant participation. If conflicts develop between the desires of participants for particular sites or land uses, the Agency has established

reasonable priorities and preferences among the owners and tenants. Some of the factors considered in establishing the priorities and preferences included present occupancy, conformity of participants' proposals with the intent and objectives of this Redevelopment Plan, ability to finance the implementation, development experience and total effectiveness of participant's proposal in providing a service to the community.

Owner participant priorities are presently in effect as a result of City Council adoption of the Redevelopment Plan.

In addition to opportunities for participation by individual persons and firms, participation, to the extent it is feasible, shall be available for two or more persons, firms, or institutions, to join together in partnerships, corporations, or other joint entities.

Opportunities to participate shall be provided first to owner and tenants in the Project Area without competition with persons and firms from outside the Project Area pursuant to Owner Participation Rules adopted by the Agency.

## 2. Participation Opportunities for Owners and Tenants

Persons who are owners of residential, business and other types of real property in the Project Area shall be given the opportunity to participate in redevelopment by retaining all or a portion of their properties, by requiring adjacent or other properties in the Project Area, or where the Agency deems appropriate, by selling their properties to the Agency and purchasing other properties in the Project Area.

Persons who own property within the Project Area shall be afforded ample opportunities to retain and develop or rehabilitate their properties consistent with the objectives of this Plan and Owner Participation Rules adopted by the Agency. The Agency shall not acquire real property retained by an owner pursuant to an Owner Participation Agreement if the owner fully performs under the Agreement and in conformance with this Plan.

## 3. Re-Entry Preferences for Owners and Tenants

Although the Agency does not anticipate relocation of existing businesses, if such relocation should occur, the Agency shall extend preferences to persons who are engaged in business in the Project Area to re-enter in business within the Redevelopment Project Area if they otherwise meet the requirements prescribed in this Plan. Agency shall also extend preferences to Project Area tenants, if any, to re-enter within the redevelopment area if they otherwise meet the requirements prescribed in this Plan. Business, residential, institutional and quasipublic tenants shall be permitted, if they desire, to purchase and develop real property in the Project Area if they otherwise meet the requirements prescribed in this Plan.



#### 4. Participation Agreements

Each participant may be required to enter into a binding agreement with the Agency by which the participant agrees to develop, rehabilitate, or use the property in conformance with this Plan and to be subject to the provisions in the Participation Agreement. In such agreements, participants who retain real property may be required to join in the recordation of such documents as is necessary to make the provision of this Plan applicable to their properties.

#### B. Property Acquisition

##### 1. Acquisition of Real Property

###### Properties Agency May Acquire

The Agency may, for purposes of redevelopment, purchase, lease, obtain option upon, acquire by gift, grant, bequest, devise, or any other lawful means any real or personal property, any interest in property, and any improvements on it if a determination is made by the Agency that such acquisition is necessary to implement this Plan.

###### The Agency may not acquire by eminent domain any real property or personal property in the Project Area.

The Agency may also acquire property already devoted to a public use, but property of a public body shall not be acquired without its consent. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than full fee title.

###### Properties Agency May Not Acquire

Properties may not be acquired by the Agency if any of the following conditions exist:

- a. An existing building is to be continued on its present site unless the building requires structural alteration, improvement, modernization or rehabilitation, or the site or lot on which this building is situated requires modification in size, shape or use or it is necessary to impose upon such property any of the standards, restrictions and controls of the Plan and the owner fails or refuses to agree to participate in the Redevelopment Project pursuant to provisions of this Plan.
- b. The real property is to be retained by an owner pursuant to a Participation Agreement if the owner fully performs under that agreement.
- c. The real property is owned by public bodies which do not consent to such acquisition. The Agency is authorized, however, to acquire public property transferred to private ownership before the project is completed, unless the Agency and the private owner

enter into a Participation Agreement and the owner completes his or her responsibilities under such an agreement.

2. Acquisition of Personal Property

Generally, personal property shall not be acquired. However, where necessary for the execution of this Plan, the Agency is authorized to acquire personal property in the Project by any lawful means except condemnation.

3. Property Management

During such time as property in the Project is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased to an individual, family, business or other appropriate entity by the Agency pending its disposition for redevelopment.

The Agency shall maintain all Agency-owned property that is not to be demolished in a reasonably safe and sanitary condition. Furthermore, the Agency may ensure against risks or hazards, any of the real or personal property which it owns.

In accordance with Section 33401 of the California Health and Safety Code, the Agency may in any year during which it owns property in the Project pay directly to any city, county, city and county district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes.

The Agency may also pay to any taxing agency with territory located within the Project Area other than the community which has adopted the project, any amounts of money which the Agency determines are appropriate to alleviate any financial burden or detriment caused to any taxing agency by the redevelopment project.

The payments specified in the preceding paragraph were authorized by Health and Safety Code Section 33401, as that section existed at the time the Original Plan was adopted in 1983. Nothing in the 2004 Plan Amendment is intended to affect the validity of any existing agreement between the Agency and any taxing entity that was executed prior to January 1, 1994. However, as a result of a change in the law as of January 1, 1994, payments to taxing entities are established by specific provisions within the Community Redevelopment Law.

C. Relocation of Persons, Families and Businesses

1. Relocation Assistance

The Agency shall assist all persons (including families, business concerns, and others) displaced from the Project Area as a result of redevelopment activities. Before actual displacement occurs, the Agency will assure that within a

reasonable period of time, there will be available comparable, decent, safe, and sanitary housing sufficient to meet the needs of the displacees and which is available at prices they can afford. The available housing may be located inside or outside the Project Area, but in any case, will be reasonably located.

## 2. Relocation Payments

The Agency shall make relocation payments to persons (including families, business concerns, and others) displaced by the project, for moving expenses and direct losses of personal property (businesses only) for which reimbursement or compensation is not otherwise made. In addition, the Agency will reimburse owners for certain settlement costs incurred in the sale of their property to the Agency, and make additional relocation payments to those eligible therefor. Such relocation payments shall be made pursuant to the Relocation Method adopted by the Agency. The Agency may make such other payments as may be appropriate and for which funds are available. The Agency shall make all reasonable efforts to relocate individuals, families, and commercial and industrial establishments within the Project Area.

The provisions of this paragraph shall not be deemed to require the Agency to make any payments or to provide any benefits which are not required pursuant to applicable state or federal law, or by valid rules or regulations adopted thereunder, or by such rules or regulations as may be adopted by the Agency.

## 3. Temporary Relocation Housing

Although acquisition of occupied residential units is not contemplated, the Agency is authorized to provide temporary relocation housing on cleared sites within the Project Area. Such action by the Agency would be to provide additional safe, standard, and decent relocation housing resources for families and businesses within the Project Area prior to permanent disposition and development of such cleared sites. If feasible and desirable, the Agency may also utilize sites outside the Project Area for providing relocation housing resources. The Agency is also authorized to provide temporary relocation housing in houses acquired by the Agency that are being held for sale and/or rehabilitation.

# D. Demolition, Clearance, Public Improvements and Site Preparation

## 1. Demolition and Clearance

The Agency is authorized to demolish and clear or move, or cause to be demolished and cleared or moved, buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

If in implementing this Plan any dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of the redevelopment project, the

Agency shall, within four years of such destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income, an equal number of replacement dwelling units at affordable housing costs as defined in Section 50052.5 of the California Health and Safety within the Project Area or within the territorial jurisdiction of the Agency in accordance with all of the provisions of Section 33413 or 33413.5 of the California Health and Safety Code.

2. Temporary Public Improvements

The Agency is authorized to install and construct or cause to be installed and constructed temporary public improvements and temporary public utilities necessary to carry out the Plan. Such temporary public improvements shall include, but are not limited to streets, public facilities and utilities. Temporary utilities may be installed above ground.

3. Public Improvements

The Agency is authorized to install and construct or to cause to be installed and constructed the public improvements and public utilities (within or outside the Project Area) necessary to carry out the Plan. Such public improvements may include, but are not limited to pedestrian walkways, bikeways, streets (including Cohasset Road and Hicks Lane outside the project area as these are of direct benefit to the project area), curbs, gutters, sidewalks, street lights, sewers (including demolition and removal of the waste water treatment facility), storm drains, and traffic signals, roadway interchanges, fire and park facilities.

#### **IV. PROJECT FINANCING**

A. General Description of the Proposed Financing Method

Upon adoption of this Plan by the City Council, the Agency, if it deems appropriate, is authorized to finance this project with assistance from the City of Chico, Butte County, State of California, United States Government, or any other public agency. Furthermore, the Agency may utilize property tax increments, interest revenue, income revenue, Agency issued notes and bonds, or any other available sources of financing which are legally available and do not conflict with the objectives of this Plan.

The City of Chico may supply advances and expend money as necessary to assist the Agency in carrying out this project. Such assistance shall be on terms established by an agreement between the City of Chico and the Chico Redevelopment Agency or pursuant to such transactions related thereto as may be from time to time incorporated in the City of Chico's or the Chico Redevelopment Agency's Annual Budgets.

B. Tax Increments

Pursuant to Section 33670 of the California Health and Safety Code, taxes levied upon taxable property within the Chico Municipal Airport Redevelopment Project each year by or for the benefit of the State of California, County of Butte, City of Chico, or any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Redevelopment Plan, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the property in the redevelopment project as shown upon the property in the redevelopment project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessor roll of the County of Butte last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the project on said effective date); and
2. That portion of said levied taxes each year in excess of such amount shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Redevelopment Project. Unless and until the total assessed value of the taxable property in the project exceeds the total assessed value of the taxable property in the Project as shown on the last equalized assessment roll, all of the taxes levied and collected upon the taxable property in the project shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances, and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

C. Issuance of Bonds and Notes

The Agency may issue bonds or notes when a determination has been made that such financing is required and feasible. Such bonds or notes shall be issued only after the Agency has determined that funds are, or will be, available to repay principal and interest when due and payable. In any case, the issuance of bonds or notes shall be subject to the limitations stipulated in Section IV.E. below.

D. Loans and Grants

Any other loans, grants, or financial assistance from the United States, or any other public or private source will be utilized subject to the limitations of Section IV.E. below as the Agency deems appropriate to those purposes.

E. Financing Limitations

Consistent with Section 33333.2 and 33334.2 of the California Community Redevelopment Law, the following limitations are imposed on this Plan:

1. The Agency shall not receive, and shall not repay loans, advances, or other indebtedness to be paid with the proceeds of property taxes from the Project Area pursuant to Section 33670 of the Community Redevelopment Law and this Section IV.E. beyond 51 years from the date of the original adoption of this Plan.
2. Commencing with the 1991-1992 tax year, the portion of taxes divided and allocated to the Agency pursuant to Section 33670(b) of the California Health and Safety Code and Section IV.B. of the Plan shall not exceed a cumulative total of \$192,000,000. However, this limitation on receipt of taxes by the Agency is hereby consolidated with the limitation on receipt of taxes by the Agency pursuant to the Redevelopment Plan for the Central Chico Redevelopment Project, the Amended Redevelopment Plan for the Southeast Chico Redevelopment Project, and the Redevelopment Plan for the Greater Chico Urban Area Redevelopment Project.

The limitations on collection of tax increment contained in each of the Redevelopment Plans are as follows:

1.	Greater Chico Urban Area Redevelopment Plan:	\$1,600,000,000
2.	Amended Southeast Chico Redevelopment Plan:	\$192,000,000
3.	Chico Municipal Airport Redevelopment Plan:	\$192,000,000
4.	Central Chico Redevelopment Plan:	<u>\$80,000,000</u>
	Total:	\$2,064,000,000

Therefore, the portion of taxes divided and allocated to the Agency pursuant to the four redevelopment plans shall not exceed an aggregate and cumulative total of \$2,064,000,000.

3. From time to time, as may be appropriate, the Agency may issue bonds and/or notes for any of its corporate purposes. The limitation on the amount of bonded indebtedness to be repaid in whole or in part from the allocation of taxes described in Section IV.B. which can be outstanding at any one time is hereby consolidated with the limitations on bonded indebtedness set forth in the Redevelopment Plan for the Central Chico Redevelopment Project, the Amended Redevelopment Plan for the Southeast Chico Redevelopment Project, and the Redevelopment Plan for the Greater Chico Urban Area Redevelopment Project.

The limitations on outstanding bonded indebtedness contained in each of the Redevelopment Plans are as follows:

1.	Greater Chico Urban Area Redevelopment Plan:	\$340,000,000
2.	Amended Southeast Chico Redevelopment Plan:	\$60,000,000
3.	Chico Municipal Airport Redevelopment Plan:	\$60,000,000
4.	Central Chico Redevelopment Plan:	<u>\$30,000,000</u>
	Total:	\$490,000,000

Therefore, the total amount of bonded indebtedness to be repaid in whole or in part from the allocation of taxes from the four redevelopment plans which can be outstanding at any one time shall not exceed \$490,000,000.

4. Not less than 20 percent of all taxes which are allocated to the Agency pursuant to Section 33670 shall be held in a separate low and moderate income housing fund and used by the Agency for the purpose of increasing and improving the community's supply of housing for persons and families of low or moderate income, as defined in Health and Safety Code 50093 and very low income households as defined in Section 50105, unless one of the following findings are made:
  - a. That no need exists in the community, the provision of which would benefit the Project Area to improve or increase the supply of housing for persons and families of low or moderate income very low income households; or
  - b. That some stated percentage less than 20 percent of the taxes which are allocated to the Agency pursuant to Section 33670 is sufficient to meet such housing need; or
  - c. That a substantial effort to meet low and moderate income housing needs in the community is being made, and that this effort, including the

obligation of funds currently available for the benefit of the community from state, local, and federal source for low and moderate income housing alone or in combination with the taxes allocated, under this section, is equivalent in impact to the funds otherwise required to be set aside pursuant to the section. The Chico City Council shall consider the need that can be reasonably foreseen because of displacement of persons low or moderate income or very low income households from with or adjacent to the Project Area, because of increased employment opportunities, or because of any other direct or indirect result of implementation of the Redevelopment Plan.

The Agency adopted Resolution No. RDA 7-83, finding that such use of funds outside of the Project Area will be of benefit to the Project and is therefore empowered to use tax increment funds outside the Project Area. The City Council has determined, prior to the adoption of this Plan, that the provision of low and moderate income housing outside the Project Area is of benefit to the Project.

## **V. MERGER**

This Project Area is hereby fiscally merged with the project areas of the Amended Redevelopment Plan for the Southeast Chico Redevelopment Project, the Redevelopment Plan for the Central Chico Redevelopment Project and the Redevelopment Plan for the Greater Chico Urban Area Redevelopment Project. The fiscal merger of the Redevelopment Project Areas in accordance with this section, and the consolidation of the limits on receipt of taxes from the Redevelopment Project Areas and the consolidation of the limits on the amount of outstanding bonded indebtedness, as set forth in Section IV.E, will further the Overarching Redevelopment Goals set forth in Exhibit G, which, are reflective and inclusive of the goals identified in each of the four Redevelopment Plans.



**EXHIBIT A**

All that certain real property situated in the County of Butte, State of California, more particularly described as follows:

Beginning at the southeast corner of Section 34, Township 23 North Range 1 East, M.D.B.& M.;

Thence northerly along the east line of said Section 34, a distance of 600 feet;

Thence westerly and parallel to the south line of said Section 34, a distance of 1086 feet to the east line of Cohasset Road;

Thence northerly along the east line of Cohasset Road to the north line of said Section 34;

Thence westerly along the north line of said Section 34, to the west line of Cohasset Road;

Thence continuing along the northerly line of said Section 34 to the northwest corner of the Northeast Quarter of Section 34;

Thence South  $00^{\circ}10'33''$  East, 1342.09 feet along the west line of the East Half of said Section 34;

Thence South  $78^{\circ}33'00''$  West, 305.74 feet;

Thence South  $44^{\circ}52'00''$  West, 989.20 feet;

Thence South  $89^{\circ}51'50''$  West, 319.75 feet to a point on the west line of the Southeast Quarter of the Northwest Quarter of said Section 34;

Thence South  $89^{\circ}50'50''$  West, 898.47 feet;

Thence along the following courses and distances as shown on that certain record of survey map recorded in the office of the recorder of the County of Butte in Book 69 at pages 12 and 13 on 20 December 1978:

North  $00^{\circ}12'32''$  West, 174.54 feet;

North  $32^{\circ}38'26''$  West, 777.51 feet to the westerly line of said Section 34;

North  $00^{\circ}12'32''$  West, 1228.96 feet along said westerly line of said Section 34 to the northwest corner of said Section 34;

South  $89^{\circ}08'53''$  West, 775.40 feet along the northerly line of Section 33, Township 23 North, Range 1 East, M.D.B.&M.;

North  $32^{\circ}38'26''$  West, 2499.28 feet;

South  $71^{\circ}54'33''$  West, 907.55 feet;

South  $28^{\circ}00'11''$  West, 724.06 feet;

North  $34^{\circ}49'46''$  West, 67.44 feet;

South 28°00'11" West, 241.94 feet;  
North 73°41'49" West, 241.67 feet to the easterly line of Hicks Lane;  
South 02°24'33" West, 61.81 feet along the easterly line of Hicks Lane;  
North 73°41'49" West, 10.34 feet along the easterly line of Hicks Lane;  
South 02°24'33" West, 110.60 feet along the easterly line of Hicks Lane;  
South 57°21'34" West, 521.06 feet;  
South 32°38'26" East, 660.25 feet to the westerly line of Hicks Lane;  
South 02°24'33" West, 171.43 feet along the westerly line of Hicks Lane;  
North 89°06'58" East, 115.78 feet along the southerly line of Hicks Lane;  
South 32°38'26" East, 1942.97 feet to the westerly line of Hicks Lane;  
South 00°15'07" East, 968.44 feet along the westerly line of Hicks Lane;  
North 89°07'20" East, 610.13 feet;  
South 32°38'26" East, 1362.03 feet to the west line of the East Half of the Southeast Quarter of said Section 33;  
South 00°13'34" East, 1480.12 feet along the west line of the East Half of the Southeast Quarter of said Section 33 to the southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 33;

Thence South 00°39'44" East, 2963.0 feet along the west line of the East Half of the East Half of Section 4, Township 22 North, Range 1 East, M.D.B.&M.;

Thence South 89°21'20" West, 1141.52 feet to a point on the easterly line of Hicks Lane;

Thence South 28°06'30" East, 135.25 feet along said easterly line of Hicks Lane;

Thence leaving said easterly line of Hicks Lane North 89°21'20" East, 1079.18 feet to a point on the west line of the East Half of the East Half of said Section 4;

Thence North 89°13'06" East, 113.92 feet;

Thence South 00°39'44" East, 782.10 feet to a point on the south line of the North Half of the South Half of said Section 4;

Thence along the south line of the North Half of the South Half of said Section 4 to the west line of said Section 4;

Thence along the following courses and distances as shown on that certain record of survey map recorded in the office of the recorder of the County of Butte in Book 69 at pages 10, 11 and 14 on December 20, 1978;

South 89°05'47" West, 2033.25 feet along the south line of the North Half of the South Half of Section 3, Township 22 North, Range 1 East, M.D.B.&M.;

South 32°38'26" East, 1535.70 feet to a point on the north line of Section 10, Township 22 North, Range I East, M.D.B.&M.;

South 89°09'22" West, 664.70 feet along the north line of said Section 10;  
South 00°45'53" East, 1502.80 feet to the centerline of Sheep Hollow Creek;  
Thence along the centerline of Sheep Hollow Creek, the following courses and distances;

North 76°10'20" East, 303.80 feet;  
Along the 614.81 foot arc of a tangent 789 foot radius curve to the left through a central angle of 44°38'46";  
North 31°31'34" East, 486.86 feet;  
North 41°46'02" East, 35.38 feet;  
Leaving the centerline of Sheep Hollow Creek South 32°38'26" East, 1985.09 feet;  
South 32°38'26" East, 81.72 feet;  
South 16°53'13" East, 80.15 feet;  
South 00°43'13" East, 158.07 feet to the northerly line of Eaton Road;  
North 89°16'47" East, 897.90 feet along the northerly line of said Eaton Road to the westerly line of Cohasset Road;

Thence South 00°57'07" East, 504.54 feet along the westerly line of Cohasset Road to a point, said point being the intersection of the westerly line of Cohasset Road and the projection of the northwesterly line of Foothill Park, Unit No. 1 Subdivision as shown on the map then, which map was recorded in the office of the Recorder of the County of Butte in Map Book 80 at pages 23 through 25 on November 6, 1980;

Thence leaving the westerly line of Cohasset Road along said projected line North 57°21'34" East, 94.02 feet to the easterly line of Cohasset Road;

Thence along said northwesterly line of Foothill Park, Unit No. 1 Subdivision and the prolongation thereof North 57°21'34", West 2014.31 feet;

Thence North 32°38'26" West, 2399.36 feet to a point on the south line of Section 2, Township 22 North, Range 1 East, M.D.B.&M.;

Thence continuing North 32°38'26" West, 865.50 feet to the easterly line of Cohasset Road;

Thence along the easterly line of Cohasset Road, 40 feet easterly of and parallel with the west line of said Section 2, North 00°58'54" West, 3514.28 feet;

Thence continuing along the easterly line of Cohasset Road, along the arc of a 1040 foot radius tangent curve to the left through a central angle of 15°56'33", an arc distance of 289.38 feet to the west line of said Section 2;

Thence along said west line of Section 2, North 00°58'54" West, 697.97 feet to the point of beginning, containing 1670 acres more or less.

# Chico Municipal Airport Redevelopment Project Area

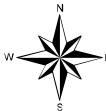
 Project Area

C.M.A.

STATE HWY 99

LASSEN AVE

COHASSET



2,000 Feet

Updated 4/06/04 COC/GIS

# Chico Municipal Airport Redevelopment Project Area General Plan Map

- City GP Designations**
-  Public Facilities & Services
  -  Manufacturing & Warehousing
  -  Community Commercial

**SECTION 3  
FUTURE  
INDUSTRIAL  
PARK**

**SECTION 1  
CMA  
INDUSTRIAL  
PARK**

**SECTION 2  
AIR FACILITIES**

**SECTION 2  
AIR FACILITIES**

**PF&S**



**M&W**

**CC**

**M&W**

**M&W**

**PF&S**

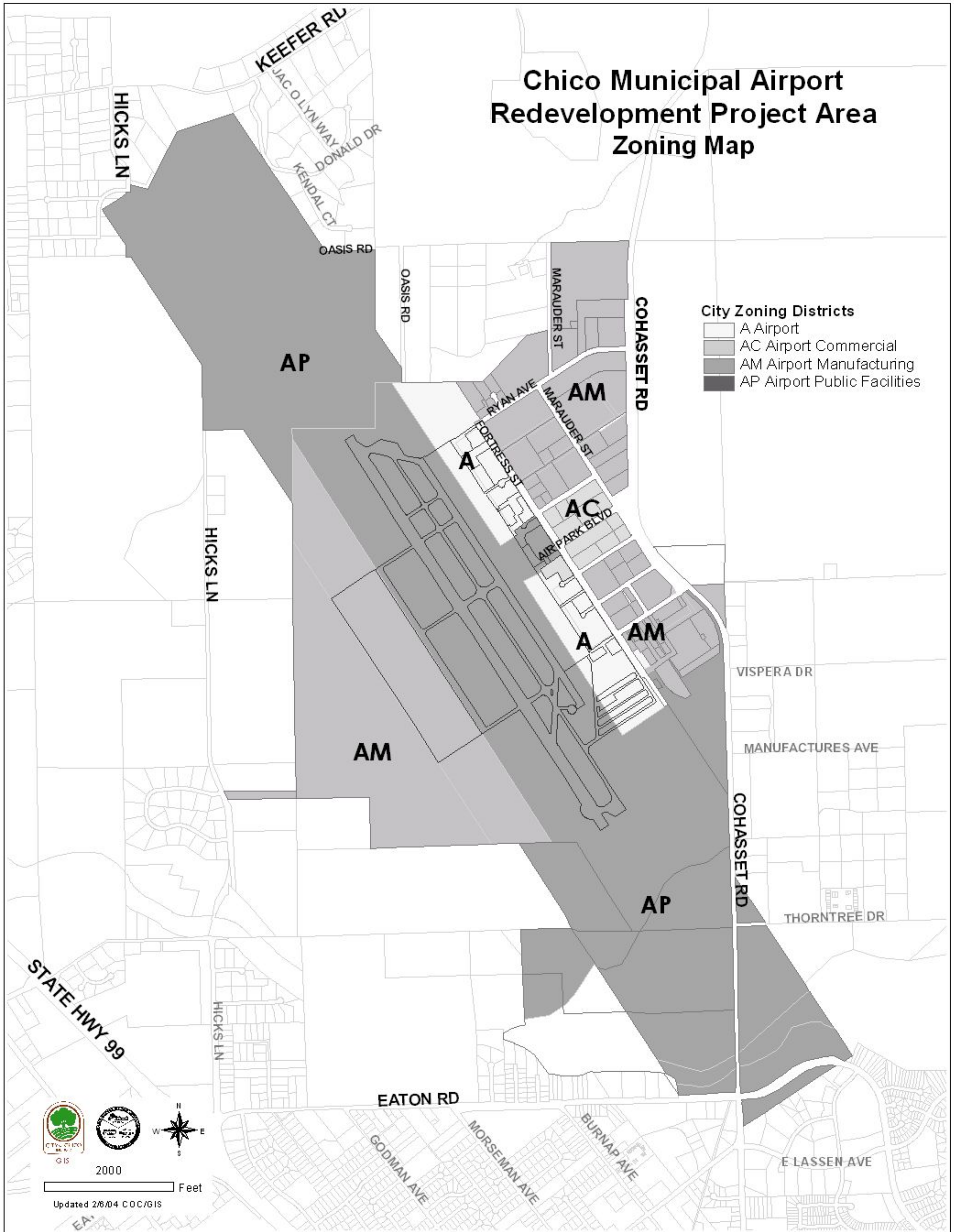



2000 Feet

Updated 2/8/04 COC/GIS




# Chico Municipal Airport Redevelopment Project Area Zoning Map

- City Zoning Districts**
-  A Airport
  -  AC Airport Commercial
  -  AM Airport Manufacturing
  -  AP Airport Public Facilities



# Existing Land Use and Street Conditions of Chico Municipal Airport Redevelopment Project Area

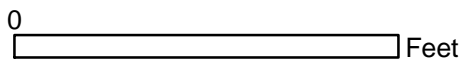
## Street Legend

-  Paving Complete
-  Curb, Gutter, Lighting, Sidewalk
-  Curb, Gutter

## Land Use Legend

- A Aviation
- C Commercial
- I Industrial
- O Office
- G Public
- P Parks and Recreation

C.M.A.



Updated 2/5/04 COC/GIS





## **EXHIBIT G OVERARCHING REDEVELOPMENT GOALS**

The 2004 Redevelopment Plan Amendments will help the Agency accelerate the achievement of goals identified in the Redevelopment Plans for the four constituent projects: the Southeast Chico Redevelopment Project, the Chico Municipal Airport Redevelopment Project, the Central Chico Redevelopment Project, and the Greater Chico Urban Area Redevelopment Project. These individual redevelopment projects constitute the Chico Amended and Merged Redevelopment Project ("CAMRP"). The Redevelopment Plans for the four individual redevelopment projects will further the following overarching merged redevelopment goals that reflect and are inclusive of the goals identified in each of the individual plans. The merged redevelopment goals will supplement the redevelopment goals established at the time of original plan adoption. The merged redevelopment goals are as follows:

1. Eliminate blighting influences and correct environmental deficiencies.
2. Provide a more diversified and stable economic base and revenue stream.
3. Improve employment opportunities within the CAMRP.
4. Promote economically viable use of parcels.
5. Provide a safer, more efficient, and economical movement of persons and goods and provide adequate parking facilities within the CAMRP.
6. Assemble land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.
7. Eliminate economic deterioration and underutilization of property.
8. Conserve and improve existing public facilities, and provide such new facilities as needed for the full and complete development of the CAMRP and the community as a whole.
9. Provide public improvements needed to support other redevelopment objectives.
10. Facilitate the development of projects that include scenic and visual amenities such as public art.
11. Establish and implement performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project.

The Agency will also further the City and Agency housing objectives by promoting the following goals:

12. Provide assistance to the residents of the CAMRP and the City in the improvement of their homes, and provide additional housing opportunities for all economic segments of the CAMRP, community, and region.
13. Encourage adequate supply of housing for persons regardless of income, age, religion, sex, sexual preference, race or ethnic background.
14. Provide housing diversity, by location, type, price and tenure.
15. Develop affordable housing utilizing all available resources and programs.
16. Maintain existing housing stock, including the preservation of existing neighborhoods and the quality of life.